

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Eau Claire

State: WI

PJ's Total HOME Allocation Received: \$6,850,024

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
				PJs in State: 10			
Program Progress:							
% of Funds Committed	96.02 %	93.87 %	2	90.66 %	89		90
% of Funds Disbursed	84.83 %	90.07 %	8	81.06 %	56		59
Leveraging Ratio for Rental Activities	0.19	3.61	10	4.62	4		4
% of Completed Rental Disbursements to All Rental Commitments***	92.44 %	98.88 %	9	81.27 %	35		42
% of Completed CHDO Disbursements to All CHDO Reservations***	80.15 %	78.93 %	4	68.23 %	62		67
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	69.77 %	76.63 %	8	79.86 %	21		19
% of 0-30% AMI Renters to All Renters***	32.56 %	51.08 %	7	44.82 %	30		29
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	81.40 %	87.24 %	9	94.65 %	9		8
Overall Ranking:				In State:	9 / 10	Nationally:	26 23
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$38,992	\$14,400		\$25,419	43 Units		5.10 %
Homebuyer Unit	\$2,877	\$13,832		\$14,530	216 Units		25.80 %
Homeowner-Rehab Unit	\$2,952	\$15,555		\$20,251	287 Units		34.20 %
TBRA Unit	\$5,229	\$2,673		\$3,156	292 Units		34.80 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Eau Claire WI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$44,928	\$70,506	\$11,645
State:*	\$63,375	\$72,683	\$17,362
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 2.6 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.98

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	81.1	82.7	80.0	93.5
Black/African American:	0.0	0.0	0.0	2.1
Asian:	10.8	1.4	4.9	2.1
American Indian/Alaska Native:	0.0	0.0	0.4	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	1.4	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	8.1	14.0	13.0	1.4

ETHNICITY:

Hispanic	0.0	1.9	0.4	1.0
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HOUSEHOLD SIZE:

1 Person:	8.1	36.0	35.8	35.6
2 Persons:	29.7	22.0	18.6	30.5
3 Persons:	32.4	15.9	12.6	21.2
4 Persons:	8.1	11.2	10.9	7.9
5 Persons:	8.1	2.3	6.7	3.8
6 Persons:	8.1	3.3	3.9	0.7
7 Persons:	2.7	1.9	4.2	0.3
8 or more Persons:	2.7	7.5	7.4	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	40.5	34.1	18.2	19.2
Elderly:	2.7	0.9	24.2	18.5
Related/Single Parent:	29.7	26.2	19.6	50.7
Related/Two Parent:	27.0	38.8	36.8	9.9
Other:	0.0	0.0	1.1	1.7

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	24.3	0.0 [#]
HOME TBRA:	10.8	
Other:	16.2	
No Assistance:	48.6	

of Section 504 Compliant Units / Completed Units Since 2001 3

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

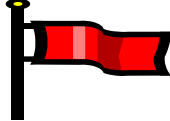
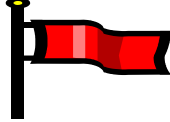
Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Eau Claire State: WI Group Rank: 26
 State Rank: 9 / 10 PJs (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags Overall Rank: 23
 (Percentile)

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	92.44	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	80.15	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	69.77	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	81.4	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.47	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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